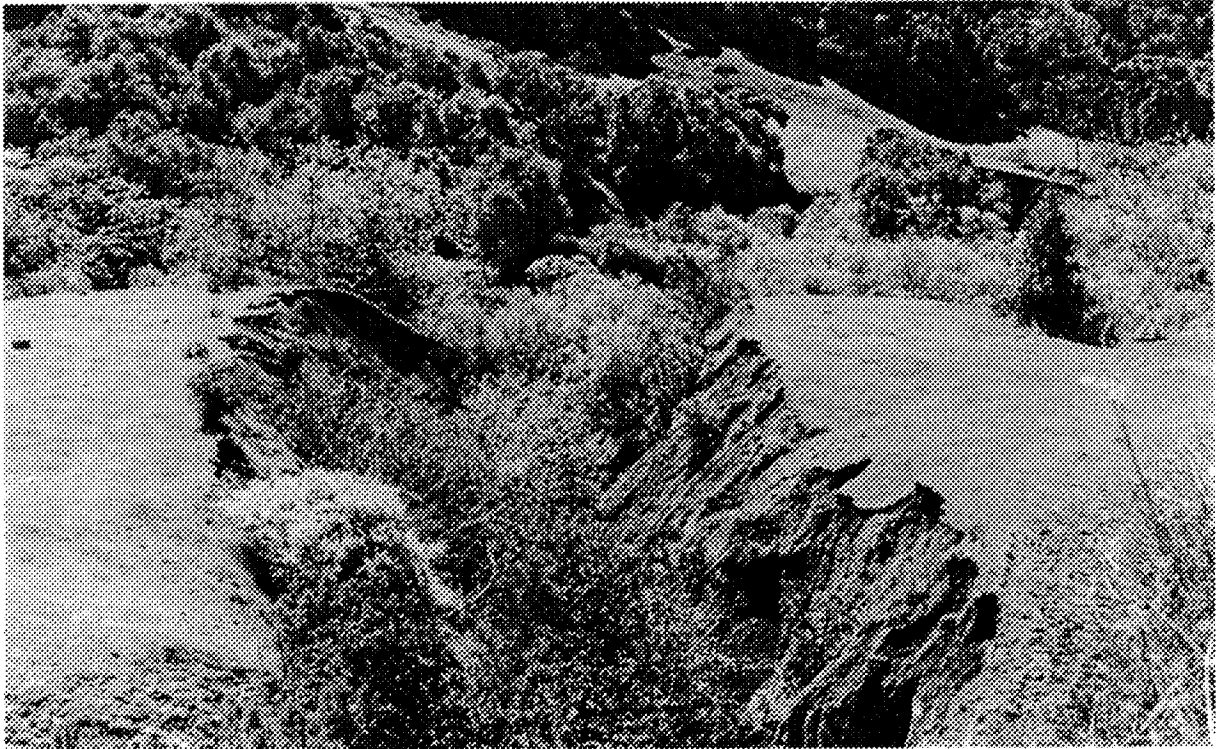


CHAPTER 6: COMBINING DESIGNATIONS & PROPOSED PUBLIC FACILITIES

A. Combining Designations



Combining Designations are special overlay land use categories applied in areas of the county with potentially hazardous conditions or significant natural resources. In these areas such area more detailed project review is needed to avoid or minimize adverse environmental impacts, or effects of hazardous conditions on proposed projects. The following areas are subject to special Combining Designations. Geologic Study Areas and Sensitive Resource Areas on Hearst Ranch were modified by the 1977 Environmental Data Base, prepared by Envicom Corporation. In some cases, specific standards affecting land use and development have been adopted for an area where a Combining Designation is applied. Those standards are found in Chapter 7: 8 Planning Area Standards and apply to development proposals in addition to the standards of Chapter 23.07 of the *Coastal Zone Land Use Ordinance*.

A. Combining Designations

1. **Hillside Areas (GSA).** This designation for rural areas basically includes high landslide risk areas as identified in the Seismic Safety Element. ~~Two areas, however, were reevaluated by Envicom Corporation. The Environmental Data Base for Hearst Ranch removed some former high risk rated areas from the coastal lowlands. The~~ Geologic Study Area for the Cambria Urban Area, formerly identified as a moderately high risk area, is limited to those unsubdivided portions of the community where slopes are greater than 20% encompasses the entire Cambria Urban Reserve Area. These areas of steep slopes must be evaluated for engineering problems associated with building and access construction related to lot size as well as possible aesthetic adverse visual impacts of caused by hillside grading for roads and building sites.
2. **Arroyo de la Cruz, San Carpoforo, Pico, San Simeon, Santa Rosa, and Perry, and Creeks (FH).** These are identified areas of potential flood hazards; development and fill in the creeks should be avoided. ~~or incorporate mitigation measures.~~ Maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout. (Mod43a)
3. **North Coast Shoreline (SRA).** The entire shoreline is a valuable scenic and natural resource which must be protected from excessive and unsightly development. Most of the coastline consists of low marine terraces with accessible beaches and coves, interspersed with rocky shorelines and steep bluffs ~~providing for a variety of passive recreation uses.~~ Offshore are found rocks, reefs, and kelp beds. The Monterey Bay Marine Sanctuary provides protection for the rich offshore marine habitat, and extends from 35 degrees 33 minutes North latitude (a point on the West Ranch in Cambria, approximately 1600 feet south of SeaClift Estates) northward through Monterey County. The rugged, Sierra Nevada, San Simeon and Piedra Blancas points are of significant visual and environmental importance. The entire North Coast between Ragged and San Simeon Point and Reef also sustains important are marine habitats, and provides for a variety of passing recreation uses. resources of particular importance. North of San Carpoforo Creek, steep-sloped mountains rise abruptly from the ocean, limiting public use to the scenic views from Highway One.
4. **Monterey Pine Forests (SRA)(TH).** ~~Native Monterey Pines occur in only a few areas along the California coast from north of Santa Cruz south to Cambria, and on one of the Channel Islands off the Santa Barbara County Coast. While widely grown in the Southern Hemisphere as a commercial timber, the Monterey pine occurs in only three areas of its native California. The southernmost stand in California is the 2,500 acres surrounding Cambria, with another isolated 500 acres at Pico Creek. These stands are~~

extremely important as a "gene pool," due to genetic variations found there. Relatively undisturbed stands occur on the Cambria fringe area and in isolated pockets to the north. Monterey pine forests cover most of the Cambria Urban Area. The larger remaining stands in undeveloped areas should be retained intact as much as possible, by use of designing cluster development at very low densities in open areas or areas of sparse tree cover. ~~and p~~Preservation of finer specimen stands is recommended through the use of open space easements, avoidance by development, and direct purchase. The introduction of hybrid species of pines is discouraged in the forest.

- 5. North Coast Creeks (SRA)(ESHA).** Portions of Santa Rosa, San Simeon, Pico, ~~and Little Pico, Arroyo de la Cruz, and San Carpoforo~~ Creeks are anadromous fish streams which should be protected from impediments to steelhead migration and spawning. Adjacent riparian and wetland areas provide important wildlife habitat. Ground water and surface waters are linked, and maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout.
- 6. Local Coastal Program (LCP).** The Coastal Zone encompasses all lands within the Cambria URL and the San Simeon Acres VRL. ~~Cambria and almost all of the North Coast Planning Area.~~ The LCP Combining Designation identifies specific programs to ensure that access to the shoreline is provided and that coastal resources are protected in accordance with the policies of the Local Coastal Program.
- 7. Bluff Erosion (GSA).** Portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development should be located so that it can withstand 75 years of bluff erosion, without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact sand movement along the beach.
- 8. Archaeologically Sensitive Areas (AS).** The Archaeologically Sensitive Combining Designation identifies urban and rural areas known for the potential to contain cultural resources. Applicants of development proposals in these areas are required to obtain a records check and possibly a surface search prior to approval. Standards to protect resources are described the LCP Policy Document, and Chapter 7: Combining Designation Standards of the Coastal Zone Land Use Ordinance.
- 9. San Simeon Creek Lagoon (SRA).**

★(The Rural Area is not part of this Plan Update.) ★

10. San Simeon Point (SRA).

***(The Rural Area is not part of this Plan Update.) ***

11. Arroyo de la Cruz (SRA).

***(The Rural Area is not part of this Plan Update.) ***

12. Piedras Blancas Dunes (SRA).

***(The Rural Area is not part of this Plan Update.) ***

B. Historic Combining Designations (H):

The following structures and sites are identified as historic resources in the Planning Area. Historic designations are meant to protect the historic structure or resource, and the site directly related to the resource. Typical repair and maintenance activities are usually exempt from the standards and permit requirements of the LCP. Unless unusual circumstances exist, these standards do not apply to development or other activities beyond 200 feet from the identified historic resource. Permit requirements for development affecting historic sites are found in Chapter 23.03 Permit Requirements and 23.07.100 Historic Site of the *Coastal Zone Land Use Ordinance*.

- 1. The Lull House (H).** This is the first structure built in Cambria. In 1865, before there was a town, George Lull operated a general merchandise store on the lower floor and lived upstairs. (Located at 2581 Main Street, reference APN 013-241-014).
- 2. The Olallieberry Inn (H).** This structure was built in the 1870's by the Manderscheid brothers who were pharmacists from Germany. (Located at 2476 Main Street, reference APN 013-242-005).
- 3. The Leffingwell House (H).** This house is located on Main Street, and was built in the 1880's by the Leffingwell family. William Leffingwell Sr. settled along the central coast in 1858, and established a beach landing, the first flour mill, and the first sawmill in the county. His sawmill produced the rough slabs of local pine that went into building "Slabtown," Cambria's early nickname. (Located at 2420 Main Street, reference APN 013-242-002).
- 4. The Old Santa Rosa Chapel (H).** This church was built in 1870, and was the first church in the county built outside of mission grounds. A walk through the cemetery in back reveals the names of many of the Italian-speaking Swiss who settled in the area in the mid-1870's and established thriving dairy farms. (Located at 2353 Main Street, reference APN 013-241-022).
- 5. The Thorndyke House (H).** Home to several popular restaurants in recent years, this house on Bridge Street was built around 1880. Captain Thorndyke was the first lighthouse keeper at Piedras Blancas. (Located at 4286 Bridge Street, reference APN 013-241-004).
- 6. The First Presbyterian Church (H).** The little white church on Bridge Street was built in 1874, and has been the home of several Protestant denominations. Calvin Coolidge once attended this church while visiting W.R. Hearst. (Located at 4314 Bridge Street, reference APN 013-241-003).

7. **The Bank of Cambria (H).** The recently restored brick building at the corner of Main and Bridge Streets was built in 1930. (Located at 2255 Main Street, reference APN 013-232-007).
8. **Soto's Market (H).** This structure was originally located on Bridge Street and was established in 1917 by Joaquin "Jack" Soto. The market recently sold and was renovated to continue serving the public. (Located at 2244 Main Street, reference APN 013-263-002).
9. **Camozzi's (H).** Of the many saloons that historically served the community of Cambria, this is the only one still in operation. (Located at 2262 Main Street, reference APN 013-263-002).

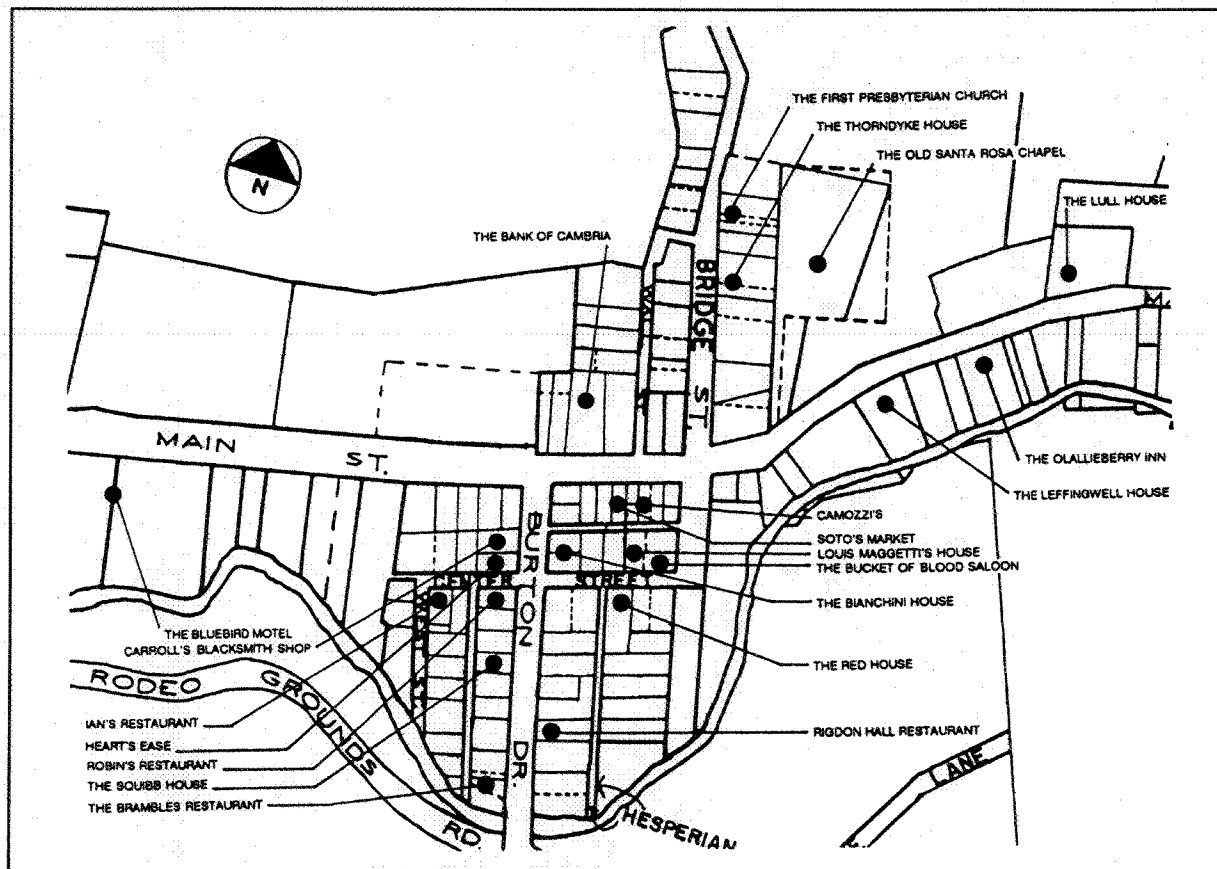


Figure 6-1: Location Map - Cambria/East Village Historic Designations

10. **The Bucket of Blood Saloon (H).** During the 1920's and 1930's this saloon was located on the corner of Center and Bridge Streets. The structure was built around the

turn of the century, and has housed a blacksmith shop, a skating rink, an art studio, and a newspaper print shop. (Located on corner of Center and Bridge Streets, Reference APN 013-263-011).

- 11. Louis Maggetti House (H).** The tiny blue house on Center Street was built in the 1890's. It is named in honor of the gentleman who added the second story in 1900 to make room for his six children. (Located at 2261 Center Street, reference APN 013-263-010).
- 12. The Red House (H).** This structure was assembled by combining several structures, and is located on what was once the site of Cambria's Chinese Community Center. The square front portion was the B.F. Franklin Building, used as Cambria's first high school around 1890. The portion that extends on the right was the Joss House, built in 1899, and is considered to be the oldest remaining Chinese temple in Southern California. A building believed to have been a laundry is attached to the back. (Located at 2264 Center Street, reference APN 013-264-014).
- 13. The Bianchini House (H).** This structure was built in 1882 by a merchant named Samuel Guthrie. In 1914 he sold the house to Eugenio Bianchini, a Swiss immigrant who came to the country in 1878 in search of opportunity -- ~~and found it~~. After farming, mining, dairying, and running a butcher shop, he retired to this home. The property has been unoccupied since 1970 due to legal problems and disagreement among the Bianchini heirs. (Located at 2251 Center Street, ref: APN 013-263-007).
- 14. Carroll's Blacksmith Shop (H).** This board and batten redwood building is an example of the false-fronted shops that once lined the streets of Cambria and most other western towns. (Located at 4121 Center Street, reference APN 013-261-010).
- 15. Heart's Ease (H).** This building was constructed in the 1870's by G. W. Proctor, and is reminiscent of nineteenth century New England. During the 1870's Cambria was described as having a neat, New England appearance. There is a one hundred year old rose bush growing beside the house. (Located at 4101 Burton Drive, reference APN 013-261-010).
- 16. Robin's Restaurant (H).** This restaurant was built as a residence in the 1920's by Frank Souza, a construction supervisor at Hearst Castle. (Located at 4095 Burton Drive, reference APN 013-262-006).
- 17. Ian's Restaurant (H).** This restaurant stands on the southeast corner of Burton and Center Streets, and was originally the home of George Dickie, one of Cambria's early merchants. (Located at 2150 Center Street, reference APN 013-262-001).

18. **The Squibb House (H).** This structure was built in 1877 by Fred E. Darke, a former civil war drummer boy who became a teacher when he moved to California. The structure to the right of the house was a carpentry shop built by Alex Paterson in 1889. Paul and Louise Squibb, founders of the Midland School of Santa Ynez Valley, purchased the property in 1953 and lovingly have preserved the house and grounds. The buildings and site have been converted to a Bed and Breakfast facility. (Located at 4063 Burton Drive, reference APN 013-262-007).
19. **Rigdon Hall Restaurant (H).** This restaurant is located on the site of the two-story house once occupied by Rufus Rigdon, one of the town's original settlers. His son, Elmer Rigdon, became a California State Senator in 1917 and won approval for the construction of the Coast Highway between San Simeon and Monterey. (Located at 4036 Burton Drive, reference APN 013-264-007).
20. **The Brambles Restaurant (H).** The front right-hand portion of this restaurant is well over one hundred years old. In the early 1900's, Dr. Lowell lived in the house and ran his practice from a porch added on to the left side. (Located at 4005 Burton Drive, reference APN 013-264-014).
21. **The Bluebird Motel (H).** This structure is located just west of old downtown Cambria, and was built around the home that George Lull built for his bride in 1880. At the time it was built, it was considered to be the most pretentious home in town. (Located at 1880 Main Street, reference APN 013-251-004).
22. **Arthur Beale House (H).** More commonly known as 'Nitwit Ridge', this is a unique house constructed from discarded objects, and ~~is under consideration for recognition in the National Historic Register.~~ was declared a State Historic Landmark in 1981. (Located at 881 Hillcrest Drive, reference APN 022-131-031).
23. **Hearst Castle (H)**
- ★(The Rural Area is not part of this Plan Update.) ★
24. **The Sebastian Store (H)**
- ★(The Rural Area is not part of this Plan Update.) ★

C. Proposed Public Facilities Combining Designations

The Land Use Element designates approximate locations of major proposed public facilities as Combining Designations. These include schools, parks, water and sewage treatment works, and other facilities necessary to serve the population proposed in the Plan. Full review of projects which might be proposed to implement these facilities is ~~would be~~ necessary, because as recognition as a Combining Designation does not assume that a project will be found consistent with the Local Coastal Program plan and other environmental policies and regulations.

1. **Cambria Facilities.** Proposed public facilities for the Cambria Urban Area are designated symbolically indicated on the Combining Designations maps. These include generalized site areas for future elementary schools and parks. These include a new elementary school and several community-serving park sites. Other facilities, such as a new post office and police substation, are not shown on the maps because a number of locations may prove to be suitable.
2. **Community Park Facilities.** Both Cambria and San Simeon Acres have a need for parks that primarily serve residents in the area. Local park plans have more detailed recommendations for locations and facilities than the designations found in this Community Plan. The Combining Designation maps show approximate locations where public parks would be desirable.
3. **Regional Park needs.** The regional parks nearest to the Planning Area are El Chorro Regional Park near San Luis Obispo, and the regional park located in the community of Atascadero. Because of the distance, there is a need for an additional facility in the North Coast Planning Area. This Plan indicates a potential park in the rural area near the community of Cambria. However, the exact location should be studied further.

D. Combining Designation Programs

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or area wide goals and objectives identified in this area Plan. The implementation of each LUE program is the responsibility of the community, through the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related costs.

Combining Designation Programs for the North Coast Planning Area are grouped under names of communities ~~or rural areas~~, and then under combining designations or other location headings to identify specific areas where they each apply.

Areawide

1. **Shoreline Access - Vista Points.** The California Department of Transportation, State Department of Parks and Recreation, or other appropriate organizations should improve any and all existing vehicle turnouts and ~~accept offers to dedicate between Oak Knoll Creek and Point Piedras Blancas dunes~~ public access easements in the Planning Area, except where such improvements would be inconsistent with the County's LCP Public Access policies and ordinances. (Mod45) The improvements should include:

- A. **Bluff Protection.** Bluff revegetation and stabilization.
- B. **Parking.** Defined parking areas paved with permeable surface material.
- C. **Refuse Disposal.** Trash receptacles.
- D. **Trails.** Designated trails to the beach.
- E. **Bluff safety.** ~~Wooden~~ guard rails along bluff edge outside of the designated trails to the beach.
- F. **Signs.** Interpretive signs, displays, and coastal access signs on Highway One, and along the shoreline.
- G. **Restrooms.** Public restrooms.

2. **Public Acquisition - Piedras Blancas Point.**

★(The Rural Area is not part of this Plan Update.) ★

3. **Piedras Blancas Dunes Coastal Access.**

★(The Rural Area is not part of this Plan Update.) ★

4. **Coastal Access Implementation Plan.** As part of the public access component of this Plan, the County should develop an implementation plan for opening and managing access easements acquired through existing and future accepted offers-to-dedicate for public access. The implementation plan should identify access priorities, appropriate management entities, funding sources, and a schedule for opening accessways. (Mod48a)
5. **Documentation of Historic Use.** When feasible, the County, other appropriate government agencies, and interested groups should document areas of known historic public use in the Planning Area for incorporation into the access component of this Plan. Such documentation should be used as evidence of possible prescriptive rights in future County planning and development reviews. (Mod48b)
6. **Shoreline Erosion Management Plan (LCP). (Rec 7.08).** The County and State should pursue funding to develop and implement an Area-Wide Shoreline Erosion and Bluff Retreat Management Plan for San Simeon Acres and Cambria. The plans should assess specific sections of these coastline areas based on factors including, but not be limited to, geology, wave conditions, and sand budget. The management plans should include:
 - A. **Assessment of Erosion Rates.** A re-examination of regional average annual erosion rates in order to reflect current shoreline changes.
 - B. **Acceptable Designs.** Standard engineering plans should be developed defining the specific types of armoring that would be acceptable for specific areas. Where appropriate, identify the types of armoring that should not be considered for certain areas in order to minimize risks and minimize impacts to public access and scenic resources from the shoreline and water recreation areas.
 - C. **Alternatives Analysis.** An alternatives feasibility analysis should be a required element of all hazard response projects that would require applicants to go through a series of steps to assure that hard protective devices were only created as a last resort. The analysis may require, but not be limited to, the use of technical evaluations of the site (geotechnical reports, engineering geology reports, etc.), an examination of all other options (removal, relocation, "do nothing", sand replenishment, etc.), and a conclusion that a shoreline protective device would be the "best option" (most protective of the public trust, best long term solution, etc.) for the subject site.
 - D. **Monitoring Effectiveness.** Standard conditions and monitoring requirements that may include discussion of mechanisms to ensure shoreline protection effectiveness and public safety with provisions for the removal of ineffective or

hazardous protective structures as well as programs to address beach replenishment and sand supply.

- E. Emergency Guidelines.** Plans should include procedures to address emergency armoring, such as: coordination with property owners and for field inspections before and after storm seasons; guidance for types of temporary structures preferred and a provision for removal of temporary structures if no follow up permit is filed within 30 days. (Rec 7.08)

- 7. San Simeon Creek Lagoon Resource Protection.** The State Department of Parks and Recreation should designate the lagoon as a natural preserve to ensure resource protection. Trails in proximity to the wetlands ~~shall~~ should be designed to protect the habitat values of the lagoon.

Cambria Programs 8 through 11 apply only to programs within the community of Cambria.

- 8. Shoreline Access Improvement - San Simeon State Park.** The State Department of Parks and Recreation should continue to maintain ~~provide~~ improvements to San Simeon State Beach at Leffingwell Landing, including a small parking area, small-scale boat launching facility, and signs.

- ~~9. Shoreline Access Signs. The State Department of Parks and Recreation should maintain public access signs on the state park properties in Park Hill.~~

- ~~10. Shoreline Access Improvements. The county should apply for a Coastal Conservancy grant to provide improvements to the three acre county park at Windsor Drive and Lampton Avenue. The improvements should include: parking area, trail, trash receptacles, signs and benches.~~

- 9. Shoreline Access - Street Improvements - West Lodge Hill.** The County or other appropriate entity should improve ~~provide~~ a public pathway and overlook at the following street ends west of Sherwood Drive ~~with signs and walkways when development and maintenance funds are available~~: Castle Street, Emmons Road and Jean Street. Warren Road and Harvey Street are each 50-foot rights-of-way and should be improved for limited public parking consistent with assuring bluff stability and the visual amenities of the area.

- 10. County-owned Surplus Lots.** To reduce impacts on traffic, water use, and the Monterey pine forest, substandard lots acquired by the County in the small lot subdivisions, such as Park Hill, Happy Hill and Lodge Hill areas, should be kept in public ownership and developed as a public access resource if appropriate. If such development is not appropriate, lots may be sold to adjacent owners when merged with existing lots to be used as yard areas or open space or sold to agencies to be kept in permanent open space. (Mod48)
- 12. Lodge Hill Beach Maintenance.** The county will accept maintenance responsibility for its holdings of the beach areas adjacent to Lodge Hill.

Sensitive Resource Areas (SRA)

- 11. Site Design (SRA).** Where development may be allowed in shoreline and other Sensitive Resource Areas, the County should encourage the use of cluster development.
- 12. Monterey Pine Forest - Forest Management District (SRA)(TH).** ~~Monterey Pine Forest (SRA) - Coastal Conservancy Project. The county will work with the State Coastal Conservancy to complete a study for the preservation of the most heavily forested and steep slope areas of Lodge Hill. The county should work to define the project areas and to designate wildlife corridors that could be preserved. The project should include evaluation of:~~
- ~~a. Lot consolidation. - This would require a study of the economic feasibility of lot consolidation to estate size lots for resale as a single building site or as a site for cluster residential development.~~
 - ~~b. TDR. - Analysis of the feasibility of a Transfer of Development Rights Program which may include portions of the unsubdivided areas of Cambria as transfer areas. Interested property owners should be invited to participate in the formulation of recommendations. This could allow for preservation of a portion of the presently subdivided areas of Cambria (particularly the Lodge Hill area) and a transfer of the development to more desirable areas without slope or heavy tree coverage concerns.~~
- ~~Based on the information provided in the study, the actual implementation program (e.g., purchase, consolidation and resale) could be completed by the conservancy, by private development, or a joint project.~~
- ~~c. Erosion Control, Landscaping, and Development Manual.~~
The County should assist in the formation of a Forest Management District or other appropriate organization based upon the recommendations of the Forest Management Plan. The purpose of the District would be to implement the recommendations of the Plan, and provide for the long-term management of the forest. On-going functions of the District might include grant management, education, agency coordination, open

space management, tree inspection and removal advice, restoration efforts, erosion control, and other activities. (Rec4.37)

Until the establishment of a Forest Management District, or an equivalent, the County should set up a new forest impact mitigation fund to deposit fees collected for removal of Monterey pines. The fees shall be used for creation and start-up of a Forest Management District, habitat enhancement, inspection, enforcement, education, and other forest management efforts. After establishment of the bank and appropriate fee structure, new development may be required to pay reasonable fees to offset the impact of tree removal in the pine forest. The bank shall be designated for Monterey pine habitat protection, restoration, and enhancement. No mitigation fee would be required for removal of dead or diseased trees, or trees in dangerous condition as determined by the County or its representative. All mitigation fees are in addition to any other fees for inspection or permits, and shall be paid prior to approval of any State or County permit.

- 13. Erosion Control Program (LCP).** The County should will prepare a coordinated resource management program as part of Phase IV of Local Coastal Program ~~implementation-Development~~ to reduce erosion in the ~~Lodge Hill Cambria~~ Monterey pine forest. The program should be integrated with the Forest Management Program, and should utilize the best available management methods ~~may include road system improvements, establishment of a formalized drainage system, stabilization of cut banks or other techniques to protect the forest and to reduce areawide erosion and sedimentation problems~~ impacts.

Siltation shall be controlled and sediment shall be prevented from entering Santa Rosa Creek, or damaging other coastal resources, to the maximum extent feasible. Until implementation of the certified program and establishment of a long-term funding source, an erosion control/forest management fee of \$400 per new dwelling unit shall be paid to a special trust fund established by the County for use in the ~~implementation of an erosion control programs for Lodge Hill.~~ In addition, a manual ~~will~~ shall be prepared by the County as a part of the program ~~Phase IV of Local Coastal Plan Development~~ to address special development issues pertaining to the Monterey pine forest. The manual will emphasize techniques that may be used to prevent erosion and enhance and preserve the landscape, and will recommend special development regulations. ~~affecting development.~~ (Rec3.04)

- ~~5. Specific Plan - Lodge Hill.~~ Based on the results of the Coastal Conservancy studies, the county should request Local Coastal Program Phase IV funds for the preparation of Specific Plans for those blocks that are: 1) heavily forested, 2) with slopes greater than 20%, 3) where existing development is very low. These studies require the county to work with the property owners to evaluate alternatives that would preserve as much as

possible the physical characteristics of the area through clustering residences to the areas with the least impact.

- 14. Small Lot - Open Space District (LCP).** The County, CCSD, the community of Cambria, and others stakeholders should work together to establish an Open Space District to begin purchasing many of the small and substandard lots in Cambria. The objective of the District would be to preserve the Forest from being physically displaced as small lots are developed with residential units. Secondary benefits would include lower building density, better fire clearance, more privacy between homes, larger yards, and more landscaping in neighborhoods.

Opportunity exists to begin a program to purchase some of the small substandard lots in Lodge Hill, Happy Hill, and Park Hill on an annual basis, and then commit them to open space. In conjunction with the Forest Management District, the lots could be used for a variety of purposes such as pocket parks, viewsheds, habitat preservation, and other uses beneficial to the community. The program would enhance the value of properties located near open space lots, as well as reduce crowding of buildings, traffic congestion, and demand for water and other services.

- 15. Lot Consolidation for Monterey Pine Forest Protection (SRA)(TH).** The County should review its procedures and mechanisms and, where necessary, suggest legislative changes to encourage lot consolidation within subdivisions that contain the substandard subdivided area lots.

- 16. Transfer of Development Credit Program (TDC) (LCP).** The Transfer of Development Credits Program has shall have the objective of reducing potential build-out in the Special Project Areas (see Chapter 7: Planning Area Standards) for residential single family development, by transferring the development potential of these areas to the remainder of Cambria small lot divisions. the Cambria area, especially the substandard lot areas of Lodge Hill, to be within the public service capacity of the area and, where possible, new development should be transferred from the more environmentally sensitive areas to areas where less impact may occur. The County will continue to work with the State Coastal Land Conservancy of San Luis Obispo County, or other program administrator approved by the County, to establish a two-year pilot program for encourage voluntary transfer of development credits from Special Project Areas. designated preservation areas in Lodge Hill. In conjunction with the Conservancy, the county shall prepare ordinances to implement the transfer of Development Credits program and to permit payment of a fee to offset acquisition costs for lots in the preservation areas. (Rec4.41)

(The following TDC text has been moved to Chapter 7:, Planning Area Standards)

- c. Establishment of Preservation Areas. The TDC program shall establish preservation areas that best reflect characteristics of Lodge Hill deemed most

sensitive, but shall include the steeper slopes, heavy tree covered areas, Highway 1 view corridor and areas with potential to function as wildlife corridors.

- ~~d. Relation of Special Project Areas and Preservation Areas. The Special Project Areas represent the best present approximation of the most sensitive portion of the potential Preservation Areas based on existing information. The standards for the Special Project Areas shall apply to the Preservation Areas when the latter are designated. The Preservation Areas finally adopted will need to be larger to achieve a reduction of build-out potential to a level that is more consistent with available service capacities.~~
- ~~e. Change of TDC Program Requires LCP Amendment. Any change to the certified TDC program shall constitute an amendment to the LCP.~~
- ~~f. Permitted Development Area for Lodge Hill Projects Involving TDC's. Permitted development areas for projects involving TDC's shall be determined from Table 2 by:~~

 - ~~(1) Taking the lot area of the site where the development is to occur (the subject lot) and adding to it the lot area of the lot(s) to be retired (the TDC lots) to create a sum, and~~
 - ~~(2) Determining the permitted footprint and Gross Structural Area indicated for this sum for the category of the subject lot as shown in Table 2.~~
 - ~~(3) In no case shall the permitted footprint and Gross Structural Area be allowed to exceed respectively 45% and 90% of the area of the subject lot.~~
- ~~g. Criteria for Retirement of Lots and Gaining Additional Square Footage. Lots within Special Project Areas may qualify for additional footprint area and Gross Structural Area only by retiring lot(s) within a Special Project Area. In no case shall a TDC be transferred to a building site within a Special Project Area from outside the area.~~
- ~~h. Eligible Purchasers of TDC'S. Purchasers of TDC's may include the following:~~

 - ~~1. Owners of small lots within Lodge Hill. Through retirement of another lot, a TDC could be given that would allow an increase in the permitted coverage/gross structural area on the original parcel.~~
 - ~~2. Owners of properties within the Cambria Urban Reserve Line. Lots that are not presently provided with sewer or water service by the Cambria Community Services District (CCSD), through participation~~

in the retirement of lots on Lodge Hill, transferring of water and sewer credits that would otherwise have been developed on the original lots may be appropriate.

- ~~3. Joint Retirement. By owners in (1) and (2) a portion of the cost of retirement could be borne by each group, with the owners on Lodge Hill receiving permission for additional residential square footage and the owners of unserviced areas receiving water and sewer credits.~~
- ~~I. **Payment of Fees.** Under this program, a fee may be paid to the Conservancy or another appropriate nonprofit organization who would be responsible for purchase and retirement of the lots. The fee must be adequate to allow for purchase of typical lots within the preservation areas, plus sewer assessments and administrative costs.~~
- ~~J. **Resale Provisions.** With the concentration of purchases in specific preservation areas, the program may propose lot consolidation and eventual sale of portions of the preserved area, as estate-sized parcels with appropriately sited building sites. Using this approach, money collected from the sale of the estate lots would allow for retirement of additional lots.~~

17. Santa Rosa Creek (SRA) (ESHA) (SRV). Santa Rosa Creek supports a rich diversity of plant and animal species. The County should encourage the establishment of a Creek Enhancement Plan that may include:

- A. Restoration.** Methods may include restoration of summer stream flows, removal of exotic invasive plants, open space acquisition, protection of instream habitat, and an appropriate level of passive recreation use.
- B. Creek Enhancement - Suggested Goals.** Goals and objectives for the Enhancement Plan may include:
 - 1. Restoration of year-round flow;
 - 2. Protection and enhancement of habitat values;
 - 3. Preservation of the natural flood plain;
 - 4. Reduction of non-source point pollution and sedimentation;
 - 5. Improvement of water quality and quantity;
 - 6. Acquisition of lands for open space and/or parks;
 - 7. Restoration of Santa Rosa Creek lagoon;
 - 8. Development and maintenance of an information data base;
 - 9. Determination of areas where creek setbacks from development shall be maintained without adjustment or variance;
 - 10. Increase in capacity to handle flooding;

11. Enhancement of the basin as a municipal water source for Cambria, consistent with protection and enhancement of habitat values. (Mod49)

San Simeon Acres. Programs ~~6 through 7~~ 18 and 19 apply only to ~~access programs within~~ the community of San Simeon Acres.

5. ~~Shoreline Access Signs.~~ The California Department of Transportation should provide signs on Highway 1 indicating beach access at Ruta Lane. The California Conservation Corps should provide a sign at the Ruta Lane stairway.

18. **Shoreline Access - Acceptance and Maintenance.** The San Simeon Acres Community Services District or other appropriate agency should accept and maintain public access easements offered through recorded offers-to-dedicate ~~required for new development along the shoreline.~~

19. **Shoreline Access - Pico Avenue Ruta Lane Stairway.** The San Simeon Acres Community Services District should continue to maintain the stairway at Pico Avenue ~~at Ruta Lane~~ for public access. Public parking should be provided. ~~at the end of Ruta Lane.~~

Table 6-1
Schedule for Completing Combining Designation Programs

PROGRAM NUMBER	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATES	NOTES
COMMUNITYWIDE						
1.	SHORELINE ACCESS PROGRAMS	COUNTY/CSD'S/STATE	FEES/GRANTS	ON-GOING	ON-GOING	MULTIPLE LOCATIONS
2.	COASTAL ACCESS IMPLEMENTATION	COUNTY	GRANTS/FEES	ON-GOING	ON-GOING	MULTIPLE LOCATIONS
3.	DOCUMENTATION OF HISTORIC USE	COUNTY, COMMUNITY GROUPS	GRANTS	2010	2010	DEPENDS ON FUNDING
4.	SHORELINE EROSION MGT PLANS	COUNTY, STATE	GRANTS	2005-2010	2010	NEW PROGRAM
CAMBRIA						
7.	LEFFINGWELL LANDING	STATE PARKS	GRANTS	2010	2010	
8.	WEST LODGE HILL COASTAL ACCESS	COUNTY	GRANTS	2010	2025	
9.	SURPLUS LOTS	COUNTY	GRANTS	ON-GOING	ON-GOING	
10.	SRA SITE DESIGN	COUNTY	FEES	ON-GOING	ON-GOING	
11.	SAN SIMEON CREEK LAGOON RESOURCE PROTECTION	STATE PARKS	FEDERAL/ STATE/ COUNTY	2005-2025	2025	
12.	FOREST MANAGEMENT PLAN/DISTRICT	COUNTY	FEES	2005-2010	2010	HIGH PRIORITY
13.	EROSION CONTROL PROGRAM	COUNTY & RCD	FEES/GRANTS	2005-2010	2010	COMBINE WITH FOREST MANAGEMENT
14.	SMALL-LOT OPEN SPACE DISTRICT	COUNTY, NON-PROFIT	FEES/GRANTS	2005-2010	2010	NEW PROGRAM
15.	LOT CONSOLIDATION	COUNTY	NONE REQUIRED	ON-GOING	ON-GOING	
16.	TDC PROGRAM	COUNTY/LAND CONSERVANCY	FEES/GRANTS	2005	ON-GOING	EXISTING PROGRAM
17.	SANTA ROSA CREEK ENHANCEMENT	COUNTY/NON-PROFIT	GRANTS	2005-2015	2015	NEW PROGRAM
SAN SIMEON ACRES						
18.	SHORELINE ACCESS	SSACSD/COUNTY	FEES/GRANTS	ON-GOING	ON-GOING	
19.	PICO AVENUE STAIRWAY	SSACSD/COUNTY	FEES/GRANTS	ON-GOING	ON-GOING	

